



MLS Month in Review

Southwest Multiple Listing Service, Inc.*
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Third Quarter 2006 Residential Home Sales

The Southwest Multiple Listing Service, Inc. reports that home sales units decreased by 11% from 4104 units sold in third quarter 2005 to 3654 units sold in the third quarter of 2006. Average sales price for Single Family (R1) Homes shows an increase of 10% to \$233,512 from \$212,593 in 2005. The median sales price, the price at which half the homes were sold above and below, rose by 14% from 2005's third quarter of \$171,000 to \$194,700 in the third quarter of 2006. The average sale price for R2 Condo/Townhouses was \$160,091 in 2006 compared to \$132,066 in third quarter 2005, a 21% increase. The median sales price rose by 31% from \$118,000 in 2005 to \$154,900 in the third quarter of 2006.

Under Contract (Pending), those transactions subject to contract, but not yet closed escrow, decreased by 13% from 4,412 in the third quarter of 2005 to 3,828 in 2006. The 7,623 listings added during the third quarter of 2006, increased by 30% from the 5,853 added in this time 2005.

When comparing the second quarter of 2006 to the third, Southwest Multiple Listing Service, Inc. reports that home sales units decreased by 2% from 3,716 in the second quarter to 3,654 in the third. Average sales price for Single Family (R1) Homes has also shown an increase from \$230,879 in the second quarter to \$233,512 in the third, a 1% increase. Median sales price rose by 3% from \$188,500 in the second quarter to \$194,700 in the third. Average sale price for R2 Condo/Townhouses was \$150,870 in the second quarter and \$160,091 in the third, a 6% increase. New listings also saw a 7% increase from 7,110 in the second quarter to 7,623 in the third.

“The Third Quarter Residential Home Sales statistics continue to show a fairly good housing market in the Greater Albuquerque area with only a 0.6% decrease in Total Unit Sales year-to-date. We have also seen a 30% increase in active listings over the second quarter of 2006” said Cathy Colvin, Chairman of the Albuquerque Metropolitan Board of REALTORS®, “The Greater Albuquerque area is still seeing a relatively active resale market through the third quarter of 2006,” concluded Colvin.

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*The Southwest Multiple Listing Service, Inc. is a wholly owned subsidiary of the Albuquerque Metropolitan Board of REALTORS®. With more than 4,400 members, it is affiliated with the REALTORS® Association of New Mexico and the National Association of REALTORS®. Only members of the Association can use the term REALTOR®. Its members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

Metropolitan Albuquerque Housing Trends - 3rd Quarter (July-Sept.) 2006

Class R1 (Existing Single-Family Detached) and Class R2 (Existing Condo/Townhome Attached) homes

3rd Quarter	Average \$ 2005	Average \$ 2006	Median \$ 2005	Median \$ 2006	Interest Rate '05	Interest Rate '06	Closed 2005	Sales 2006	Under 2005	Contract 2006	New Listings '06 R1 / R2
Class R1	\$212,593	\$233,512	\$171,000	\$194,700	5.30%	6.56%	3738	3308	3995	3430	6,954
Class R2	\$132,066	\$160,091	\$118,000	\$154,900			<u>366</u>	<u>346</u>	<u>417</u>	<u>398</u>	
							4104	3654	4412	3828	

July-Sep 2006 Closed Sales Class R1			July-Sep 2006 Closed Sales Class R2			July-Sep 2006 Under Contract Class R1			July-Sep 2006 UnderContract Class R2		
Areas	10-121	2,336	Areas	10-121	307	Areas	10-121	2,434	Areas	10-121	341
Area	130	23	Area	130	4	Area	130	27	Area	130	5
Areas	140-162	542	Areas	140-162	21	Areas	140-162	517	Areas	140-162	30
Area	170	9	Area	170	4	Area	170	14	Area	170	1
Area	180	27	Area	180	0	Area	180	23	Area	180	0
Areas	210-293	145	Areas	210-293	0	Areas	210-293	182	Areas	210-293	1
Areas	690-760	<u>226</u>	Areas	690-760	<u>10</u>	Areas	690-760	<u>233</u>	Areas	690-760	<u>20</u>
TOTAL:		3,308	TOTAL:		346	TOTAL:		3,430	TOTAL:		398

July-Sep 2006 Closed Sales
Class R1 & R2
By Price Range
 Areas 10-180, 210-293, 690-760

Class R1		Class R2	
\$1-\$99,999	94	\$1-\$99,999	61
\$100,000-\$199,999	1,646	\$100,000-\$199,999	194
\$200,000-\$299,999	956	\$200,000-\$299,999	80
\$300,000-\$399,999	318	\$300,000-\$399,999	10
\$400,000-\$499,999	145	\$400,000-\$499,999	0
\$500,000-\$999,999	139	\$500,000-\$999,999	1
Over \$1,000,000	<u>10</u>	Over \$1,000,000	<u>0</u>
TOTAL:	3,308	TOTAL:	346

Total Active Listings
Class R1 & R2
As of Oct. 10, 2006

Class R1 Active as of Oct. 10, 2006:	<u>4,322</u>
Class R2 Active as of Oct. 10, 2006:	<u>373</u>
TOTAL:	4,695

YTD Sales through Sept. 30, 2006: 10,613

(Total sales reported between January 1, 2006 & Sept. end, 2006 in Classes R1 & R2)

*YTD Sales= Total sales reported on 10-10-06; Actual sales will be higher due to sales input into MLS after 10-10-06

Sold & Closed Existing Single-Family Homes
Class R1 & R2 (Existing Single-Family Detached & Condo/Townhome Attached)

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
January	239	324	338	481	425	413	357	335	399	376	420	536	598	533	712	840
February	276	375	428	468	458	479	384	448	488	431	482	566	627	674	808	949
March	385	608	508	635	523	571	455	643	632	680	674	653	799	833	919	1226
April	481	602	522	581	466	492	526	580	568	545	723	726	848	921	1029	1105
May	503	521	579	643	549	410	646	658	663	634	837	791	938	1029	1300	1301
June	526	601	708	671	627	628	589	701	685	677	714	859	982	1157	1295	1248
July	509	621	670	594	707	669	692	729	717	664	864	878	1110	1131	1339	1239
August	513	653	690	709	767	684	615	644	729	701	791	906	1054	1146	1388	1250
September	462	603	682	641	583	538	596	621	619	575	662	747	986	1022	1319	1090
October	400	631	592	573	625	566	599	616	552	582	671	798	864	1001	1169	
November	364	588	534	540	525	486	488	520	517	521	594	727	679	900	1130	
December	413	563	625	546	528	498	483	559	508	354	557	684	731	916	1040	
TOTALS	5,071	6,690	6,876	7,082	6,783	6,434	6,430	7,054	7,077	6,740	7,989	8,871	10,216	11,263	13448	

3rd Quarter 2005 vs. 3rd Quarter 2006: **467 Less Sales** **-11.542%**

Year to Date 2005 vs. 2006: **63 Less Sales** **-0.59%**

3rd Quarter (July-Sept.) 2006 Housing Activity Report

Class R1 - Existing Single-Family Detached

		Active Listings	Under Contract Listings	Total Sold & Closed	Average Closed Sale Price
10	Sandia Heights	36	24	22	\$413,895
20	North Albuquerque Acres	87	36	39	\$657,755
21	Albuquerque Acres West	118	73	73	\$363,251
30	Far NE Heights	158	163	173	\$320,069
31	Foothills North	72	26	25	\$514,276
32	Academy West	47	50	49	\$248,662
40	Near NE Heights	91	62	68	\$310,118
41	Uptown	69	104	89	\$184,704
42	UNM South	74	71	64	\$240,414
50	NE Heights	180	276	257	\$179,729
51	Foothills South	44	51	52	\$297,461
60	Four Hills	32	22	21	\$362,069
70	SE Heights	26	47	43	\$164,713
71	Southeast Heights	47	55	45	\$174,765
80	Downtown	53	57	49	\$186,411
90	Southwest	77	69	65	\$131,842
91	Valley Farms	44	32	27	\$203,806
92	Southwest Heights	257	354	313	\$142,682
93	Pajarito	2	5	7	\$144,486
100	North Valley	100	74	65	\$412,351

101	Near North Valley	86	75	74	\$265,296
102	Far North Valley	22	9	4	\$449,175
103	West River Valley	17	5	8	\$377,788
110	Northwest Heights	238	190	190	\$234,528
111	Ladera Heights	166	161	171	\$185,961
112	Canoncito	0	0	0	\$0
120	Paradise West	337	205	210	\$206,853
121	Paradise East	225	138	133	\$258,812
130	Corrales	108	27	23	\$474,463
140	Rio Rancho South	98	57	63	\$251,936
141	Rio Rancho Southwest	7	1	3	\$160,466
150	Rio Rancho Mid	184	179	182	\$191,841
151	Rio Rancho Mid-North	137	49	55	\$278,497
152	Rio Rancho Mid-West	11	19	14	\$125,709
160	Rio Rancho North	151	98	108	\$225,785
161	Rio Rancho Central	115	113	117	\$169,303
162	Rio Rancho Northwest	2	1	0	\$0
170	Bernalillo/Algodones	44	14	9	\$296,989
180	Placitas	93	23	27	\$562,353
210-293	East Mountain Area	297	182	145	\$257,908
690-760	Valencia County	370	233	226	\$179,607
		4,322	3,430	3,308	\$10,806,729